

Boulevard Planning Group
MINUTES/SUMMARY, February 5, 2009
Boulevard Community Center, 39919 Highway 94/Ribbonwood

The meeting was called to order at 7:08 PM. Members present: Cheryl Lenz, Jeffrey McKernan, Donna Tisdale (Chair), Bill Parsons, Pat Stuart and Chris Noland. Absent: Darlene Koczka.

MINUTES: M/S Noland/Parsons to accept the December 4, 2008 minutes as amended (Correct spelling of Marilyn Polen's name in two areas, and all votes taken should have been 7-0-0). Passed 6-0-0. M/S Lenz/McKernan to accept the January 8, 2009 minutes as written. Passed: 5-0-1 (Pat Stuart abstained due to absence at last meeting).

CORRESPONDENCE: The Chair said that the Planning Commission Agenda for February 13 had no items to be addressed, but a copy of it was available for anyone interested in looking at it. A notice has been received regarding the Elder Subdivision, near Tule Jim Road saying it is going back to the County for more work. The Chair said that there are 25 registered archeological sites within a mile of that area, so they probably need to do a more comprehensive survey on that area along with some other details. They have been working on this since about 2006.

NEW BUSINESS:

A. LOW IMPACT DEVELOPMENT TRAINING (LID) The Chair introduced Stephanie Gaines, Watershed Planner, Department of Public Works, Watershed Protection Program. Stephanie stated that the County is trying to reach all planning and sponsor groups in the unincorporated county to impart the new information about the low-impact development which is a new requirement for development projects throughout the region. Her power point presentation covered: a) Watershed Planning (what is a watershed?), b) Permit and Permit Requirements, c) Low Impact Development (purpose and definition/the handbook/examples), and d) Question session.

She explained that a watershed is a geographic region within which water drains into a particular river, stream or body of water. A watershed includes hills, lowlands, and the body of water into which the land drains. Watershed boundaries are defined by the ridges of separating watersheds. The Watershed Protection Program is concerned with two types of pollutants: Point Source Pollution and Non-Point Source Pollution. Point Source Pollution is pollutions that come from one identifiable source such as an industry or a landfill. Non-Point Source Pollution comes from storm water or a melting snowcap, moving over and through the ground rather than a single, identifiable source – or what they call urban runoff. Urban runoff can happen anywhere in the county. Basically it is runoff that is created by over watering crops, someone washing their car. There are a variety of different uses across lands. Boulevard has cafes, candy cottage, and the motel on the corner, residential, agricultural land uses, and livestock. Things that are not supposed to happen like illegal dumping or illegal encampments. All of these things when it rains or when urban runoff crosses the lands, pick up the pollutants that are associated with those land uses, and they all ultimately end up in your local waterways. They end up in the conveyance systems as well. The conveyance system we have out here could be the local creek that goes into a larger creek which in turn ends up in a river and ultimately to the sea.

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Boulevard is situated in two State watershed regions – Region 9 and Region 7. Region 9 (San Diego Hydrologic Region) is bound by the Tecate Divide and flows westward towards the Tijuana River. Region 7 (Colorado Hydrologic Region) flows eastward towards the Colorado River. The Watershed Protection Ordinance covers the entire unincorporated county. Starting March 24, 2008 Priority Development Projects (PDPs) must: a) drain runoff from impervious to pervious, b) design pervious areas to receive runoff, c) use permeable pavements where appropriate, d) implement site design Best Management Practices (BMPs).

B. PROTECTION FOR HISTORIC MCCAIN RANCH HOUSE: Planner Lenz reported that she has been looking into the procedure of obtaining a designation of “California Point of Historical Interest” for the McCain House on McCain Valley Road. She was able to tour the inside of the house with a State representative and shared several pictures of the inside of the house that showed the original walls and linoleum. Along with the Application for this designation, the California Office of Historic Preservation Board also needs a detailed report called the “Historic Context” which needs to explain what profound influence the McCain family had on this community, the importance of this family and the role of the McCain family in founding Boulevard. Where they lived before Boulevard, how long they lived here, etc. The Application and the Report go to the Historic Preservation Board. The approved Application then moves forward to the State Historical Commission in Sacramento for final review. Approval at this level goes into effect immediately. Chair Tisdale has volunteered to write the “Historic Context” and asked Mark Ostrander if he would help with this project since he has been involved in surveys of that area and would have great background information on the McCain House. Someone in the audience mentioned an organization called the “E Clampus Vidas” that install the historical signs for communities at no charge once they have been purchased by the community. The Chair shared that the McCain’s helped to build the first school in the area near McCain Valley Road. They were there at the beginning for the Anglo settlement here. A good resource on this is the book “Memories of the Early Settlements – Dulzura, Potrero and Campo” by Ella McCain. **M/S Lenz/Stuart to pursue this historical designation for the McCain House. Passed 6-0-0.**

C. COUNTY ACTION TO REDUCE RESTRICTIONS ON WIND TESTING (MET) TOWERS AND POTENTIAL CHANGE TO TURBINE REGULATIONS TO REMOVE THE 80 FOOT HEIGHT RESTRICTION (POD 08-015): The Chair reported that the hearing date was changed from January 28th to February 25th. Tisdale has requested the Planning Groups of Descanso, Jacumba, and Potrero to have this item on their agendas for vote. Carl Meyer of the Potrero Planning Group indicated that it is on their upcoming agenda. Planner Noland reported that he and Chair Tisdale attended the recent Campo Planning Group meeting where Tisdale gave a presentation on this subject and that the Boulevard Planning Group has taken the position against this potential change. Wind turbine proponents, George Coladonato and Scott Debenham were in the audience. Planner Noland said that other cities have what is called “special use” permits that are specifically designed for MET towers. A deposit is put down that covers expenses to remove the MET tower in case the developer runs into financial difficulties. The Chair said that the illegal MET tower on the Fox property that is owned by Scott Debenham is still standing. It has been up since September 9th. Proponents are saying that ham radio towers and television antennas are allowed to go up to 200 feet, so they should be allowed by right. The Chair pointed out that those are not commercial uses. MET towers gather wind and weather measurements. The data is not public

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information; it is only for proprietary commercial use. Planner McKernan said that there is only one reason to put up a MET tower and that is to put up commercial wind turbines on private residential property. Everyone was encouraged to attend the February 25th meeting, 9 a.m., at the County Administration Offices, 1600 Pacific Highway, Board of Supervisor's chamber. If you don't want to speak, then sign an opposition sheet to this potential change. If you can't attend, then let Supervisor Dianne Jacob know your opinion on this subject. Planner Lenz said she will be attending and can take two or three people in her vehicle.

D. SDG&E'S PLANS TO SHUT-OFF POWER TO BACKCOUNTRY COMMUNITIES IN HIGH-WIND EVENTS: The Chair announced that she plans on attending the public hearing on March 17th, from 2 – 7 in Kearny Mesa. A recent newspaper report indicated that public schools, the water districts, and A.T. & T. have made formal complaints against this proposal along with the Utilities Consumer Action Network (UCAN). The Chair has formally requested in writing that hearings be held in the communities that will be impacted. Copies were mailed to representatives Ducheny and Anderson. Ducheny has responded that they will follow this closely. Tisdale encouraged everyone to contact their representatives to let them know your opinions on this issue.

6. OLD BUSINESS – UPDATES – POTENTIAL ACTION ITEMS:

A. BLM'S RECORD OF DECISION (ROD) DOWNGRADING MCCAIN VALLEY FOR WIND TURBINES: A lawsuit has been drafted and should be filed in the next two weeks.

B. SUNRISE POWERLINK BLM APPROVAL: The Utilities Consumer Action Network (UCAN), the Center for Biological Diversity, and the Sierra Club have all asked for a re-hearing before the California Public Utilities Commission (CPUC). That step is required before an appeal can be filed. The Center for Biological Diversity did file a motion in the courts for "staying the decision" to hold their place legally. There is a possibility that Backcountry Against Dumps (BAD) will file a letter with the forest service regarding the plan amendment for Sunrise through the forest – which is different from BLM land.

C. IBERDROLA RENEWBLES \$400 MILLION TULE WIND PROJECT PROPOSED FOR MCCAIN VALLEY: The Chair was invited to attend a recent meeting of the downtown Regional Chamber of Commerce for their Energy and Water Group Subcommittee meeting where Iberdrola was giving a presentation asking them for a letter of support. The Chair and Iberdrola were each given 10 minutes to make their presentation. The Subcommittee then debated this item behind closed doors and made their decision to approve the project in concept but not to officially approve it unless or until they hear the results from the Environmental Impact Statement (EIS).

D. SEMPRA'S BAJA WIND APPLICATION FOR PRESIDENTIAL PERMIT FOR CROSS-BORDER 500KV LINE AT JACUMBA FOR LA RUMOROSA WIND/ENERGIA SIERRA JUAREZ (DOE docket no. PP-334): The Chair said that the Department of Energy (DOE) is ready to make an announcement but the agency is waiting for word from the new administration.

E. SDG&E'S PROPOSED ECO SUBSTATION AND 14 MILES OF NEW TRANSMISSION LINE REQUIRED FOR NEW WIND GENERATION PROJECTS: The homeowner adjacent to the existing substation has indicated that SDGE has made no movement towards the purchase of her house. They want to purchase the property and have surveyed the property but have made no offer. The homeowner has had the property on the market, but is legally required to disclose that the property will possibly come under eminent domain if this eco substation goes forward.

F. PROPOSED CAMPO LANDFILL: The developer continues to be adamant on this project.

G. LANSING AND HAMANN COMPANIES: The Chair had made a request under the Freedom of Information Act on the BLM project and discovered an email dated July 28, 2008, from Hamann Companies that was signed by John Gibson. One statement in this email said that the proposed wind project on BLM land on McCain Valley Road would provide jobs for Americans.

H. INVENERGY WIND: No new information other than their support for relaxing the MET tower permitting process and revising the County zoning ordinance for turbines to accommodate new turbines which average 400-500 feet tall.

I. MULTIPLE SPECIES CONSERVATION PLAN: The Hamann property and the Rough Acres Ranch are covered by the Multiple Species Conservation Plan (MSCP). The consultant hired by Lansing and possibly Hamann as well, has asked County if it makes a difference if an area is incorporated – an inference regarding the incorporation of Boulevard into a town. And if that would remove their project from MSCP requirements. Live Oak Springs and Campo Creek watershed area between Old 80 and Highway 94 are not listed under the MSCP.

J. PRESENTATION FROM THE FLOOR ON NON-AGENDA ITEMS: Planner McKernan asked the status of the Planning Group's request for park land. The Chair reported that County Parks has responded by saying that there are no funds available at this time. Planner Stuart announced that Sexually Violent Predator Norman who has been housed in Boulevard has violated his parole and his first court hearing was this past week and several residents from Boulevard attended. The hearing to determine whether he will be returned to custody will be on February 24th. Planner Lenz talked about the plans for a new kitchen for the Boulevard Volunteer Fire and Rescue Department. Cabinets have been donated, a new 37" grill and stainless steel worktables are in place.

8. ADJOURNMENT: Adjourned at 9 PM. Minutes submitted by Cheryl Lenz, Secretary.

Donna Tisdale, Chair
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